

Resolution No. **2025-11-18-1501-04**  
**STOCKTON CITY COUNCIL**

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**RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE LOCAL AGENCY FORMATION COMMISSION FOR THE ANNEXATION OF ASSESSOR'S PARCEL NUMBERS APNS 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; AND 084-030-04, WITH RELATED CITY SERVICES PLAN**

Bear Creek Ventures (hereafter "Applicant"), is proposing the annexation and General Plan Amendment for 12 parcels (APNs 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04) having a combined total acreage of 306.03 acres; and

The petition for annexation is a formal request by an applicant to have the identified property incorporated into the City obtaining access to City services; and

Pursuant to California Government Code section 56653 of the Cortese/Knox Local Government Reorganization Act of 1985, the San Joaquin County Local Agency Formation Commission (SJLAFCo) requires that any application for a change of organization or reorganization be accompanied by a plan for providing services to the affected property; and

The applicant has proposed that services be provided pursuant to the City Services Plan attached as Exhibit 1; and

In accordance with section 56375(a)(7) of the Cortese/Knox Local Government Reorganization Act of 1985 and the policies of the SJLAFCo, the City Council has concurrently with this resolution adopted an ordinance to prezone Assessor's Parcel Numbers (APNs) 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04 to a mix of zoning which includes Residential, Low (RL), Residential, Medium (RM), Residential, High (RH) Density and Public Facilities (PF) zoning; and

On June 26, 2025, the Planning Commission held a duly noticed public hearing, pursuant to Stockton Municipal Code (SMC) Section 16.116.040(D), to consider the proposed pre zoning, at which all interested parties had the opportunity to be heard; and at said meeting the Planning Commission considered, and recommended approval to the City Council for pre zoning of the Project parcels; and

On November 18, 2025, the City Council held a duly noticed public hearing pursuant to Stockton Municipal Code Section 16.216.070, at which time all interested parties had the opportunity to be heard. After consideration of the project, the City Council considered and approved all aspects of the Project; now, therefore,

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

Annexation:

Pursuant to Stockton Municipal Code Sections 16.216.070(H)(2) and 16.216.080, the following findings of fact are made to support the annexation request:

*SMC 16.216.070(H)(2)*

- a) *The unincorporated property is within, or will be within, the urban services area of the City.*

The subject territory is located within the urban services area of the City, as shown in Exhibit 2: Annexation Map.

- b) *The property has been rezoned with City of Stockton zoning designations.*

Assessor's Parcel Numbers (APNs) 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04 to a mix of zoning which includes Residential, Low (RL), Residential, Medium (RM), Residential, High (RH) Density and Public Facilities (PF) zoning, as described above.

- c) *The proposal is contiguous to existing City limits.*

The subject territory is contiguous to the existing City limits, as shown in Exhibit 2: Annexation Map. The subject territory abuts Eight Mile Road to the north, Marlette Road to the south, West Lane to the east, and Lower Sacramento Road to the west. The subject territory also is directly continuous to parcels running along both east and west boundaries.

- d) *The proposal does not split lines of assessment or ownership.*

The proposed annexation does not split a line of assessment and includes a future subdivision map application to ensure property ownership lines align with the City limit boundary established by the annexation. This finding is supported by SJ LAFCo Policy 10 (Definite and Certain Boundaries) which requires: (a) all boundaries shall be and certain and conform to lines of assessment or ownership; and (b) acknowledgement by the City of Stockton that the Commission may impose a condition on the annexation requiring the recordation of a parcel map to avoid creating remnants of legal lots.

- e) *The proposal does not create islands or areas in which it would be difficult to provide City services.*

The proposal does not create islands or areas in which it would not be easy to provide City services. The subject territory includes a parcel immediately adjacent to Lower Sacramento Road and West Lane which have the requisite infrastructure (e.g., water, sewer, stormwater) located within its right-of-way. The proposal utilizes said services without creating a feature that may make their delivery difficult to other areas.

- f) *The proposal is consistent with the land uses, objectives, policies, and programs of the General Plan; any applicable specific plan, precise road plan, or master development plan; and other adopted goals and policies of the City.*

The proposed General Plan Amendment would maintain consistency with other applicable General Plan goals and policies, including:

- i. Goal LU-6: Provide for orderly, well-planned and balanced development. With the adoption of a companion Zoning Map Amendment, the Project would not create any inconsistencies with the Development Code.
- ii. Policy LU-6.3: Ensure that all neighborhoods have access to well-maintained public facilities and utilities that meet community service needs.
- iii. Goal and Policy HE-2: Provide a range of housing types, densities, designs, and meet existing and projected housing needs for all economic segments of Stockton.
- iv. Policy HE-2.3: The City shall encourage and provide opportunities for a variety of housing types that provide market rate, affordable housing opportunities and promote balanced mixed-income neighborhoods

The proposed amendment ensures and maintains internal consistency with general land uses, objectives, policies, programs, and actions of all elements of the General Plan on balance and would not create any inconsistencies with this Development Code.

### Conclusion

As referenced above, per SMC 16.216.070(H)(2) and 16.216.080, all findings of fact can be made to approve the annexation request.

1. The foregoing recitals are true and correct and incorporated here by reference.

2. The City Council considered and certified an Environmental Impact Report, Statement of Overriding Considerations, and Mitigation and Monitoring Reporting Program, for the Project in compliance with the California Environmental Quality Act (CEQA).


3. The City Manager is authorized to file with the San Joaquin County Local Agency Formation Commission, as described in Exhibit 1 (City Services Plan), and Exhibit 2 (Annexation Map).

4. The San Joaquin County Local Agency Formation Commission is hereby requested to approve the above-noted annexation of territory to the City of Stockton as depicted on Exhibit 2, Annexation Map.

5. The City Manager is authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Resolution.

PASSED, APPROVED, and ADOPTED November 18, 2025.

  
CHRISTINA FUGAZI  
Mayor of the City of Stockton

ATTEST:  
  
KATHERINE ROLAND, CMC, CPMC  
City Clerk of the City of Stockton



# ANNEXATION PLAN

FOR THE

## LEBARON RANCH PROJECT

JANUARY 2025

*Prepared for:*

San Joaquin County Local Agency Formation Commission  
509 West Weber Avenue, Suite 420  
Stockton, CA 95203  
(209) 468-3198

and

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D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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FOR THE  
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## ANNEXATION PLAN

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### LEBARON RANCH PROJECT – ANNEXATION PLAN

#### EXECUTIVE SUMMARY

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##### **Introduction**

This Annexation Plan is designed to provide important background information to allow for a thorough justification of this annexation proposal and to ensure compliance with all San Joaquin Local Agency Formation Commission (LAFCo) rules and regulations and other all applicable regulatory requirements (including the California Government Code).

The City of Stockton (City) proposes to annex 12 parcels in an unincorporated area of San Joaquin County (County), totaling 306.03 acres, as part of the LeBaron Ranch Project (Project). This includes the Development Area (six parcels totaling 236.30 acres), Non-development Area (six parcels totaling 56.03 acres), and the remaining Right-of-Way Annexation Area (13.7 acres of existing County right-of-way). The proposed annexation would also include detachment from the Lincoln Fire District. The annexation area is within the City of Stockton's 10-Year planning horizon per the City's Sphere of Influence (SOI) Map and is a logical extension of the existing City limits. Each of the three components of the annexation proposal (hereinafter "Annexation Project" are described below.

A Notice of Completion was filed with the State Clearinghouse for the LeBaron Ranch Project Draft Environmental Impact Report (SCH 2023070657), on August 16, 2024.

##### DEVELOPMENT AREA

The Development Area includes six parcels totaling 236.30 acres (APNs 084-050-06, -07, -08, -14, -27, and -28) which are intended for the development of up to 1,411 residential units, two parks, a potential school site, and public infrastructure. The Project would be served by existing City water, sewer, and storm drainage infrastructure.

##### NON-DEVELOPMENT AREA

The Non-development Area includes six parcels totaling 56.03 acres, consisting of agricultural uses, a commercial use (one building) and a church, situated in the northwestern portion of the Project site.

##### RIGHT-OF-WAY ANNEXATION AREA

The Right-of-Way Annexation Area includes 13.7 acres of remaining right-of-way outside of areas of dedication owned by the County and intended to be annexed into the City. The Right-of-Way Annexation Area includes Eight Mile Road, forming the northern border of the Project site.

##### **Annexation Plan Contents**

This Annexation Plan includes the following sections:

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### OPEN SPACE CONVERSION STATEMENT

The **Open Space Conversion Statement** provides background on the Annexation Project, describes the existing agricultural characteristics and uses of the annexation area, provides an analysis of the agricultural and conservation-related fees that the City would be required to pay, and provides a description of the type of soils located within the annexation area. This section also discusses the Annexation Project with regard to the following (pursuant California Government Code Section 56377):

- a) Development or use of land other than open space uses shall be guided away from existing prime agricultural lands in open space use and towards areas containing non-prime agricultural lands, unless that action would not promote the planned orderly, efficient development of an area.
- b) Development of existing vacant or non-prime agricultural land for urban uses within the existing jurisdiction of a local agency or within the SOI of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open space uses which are outside of the existing jurisdiction of the local agency or outside the existing SOI of the local agency.

### RESIDENTIAL ENTITLEMENT MATRIX

The **Residential Entitlement Matrix** provides a discussion of the relationship between the additional population and units proposed as part of this Annexation Plan and the total number of units that the City has planned to accommodate, in order to demonstrate consistency with the California Department of Housing and Community Development's (HCD) Regional Housing Needs Assessment (RHNA) allocation.

### CITY SERVICES PLAN

The **City Services Plan** has been prepared to fulfill the following requirement:

"Pursuant to California Government Code Section 56653, the San Joaquin Local Agency Formation Commission (LAFCo) requires that any application for a change of organization or reorganization be accompanied by a plan for providing services. In accordance with Section 56653, the plan shall include:

- an enumeration and description of services to be extended to the affected territory;
- the level and range of those services;
- an indication of when those services can feasibly be extended to the affected territory;
- an indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions that the local agency would impose or require within the affected territory if the change of organization or reorganization is completed; and
- information with respect to how those services will be financed."

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Overall, existing public services, with improvements proposed as a part of the LeBaron Ranch Project, would be adequate to serve the Annexation Project. The LeBaron Ranch Project, including the Annexation Project would require extension of services provided by the City, including public safety and utility services. The level and range of these public services is described in this document and in additional detail in the LeBaron Ranch Draft Environmental Impact Report. The design, engineering, and construction of these services and infrastructure improvements will be financed by the developer, subject to approval by the City of Stockton.

**TIMELY AVAILABILITY OF WATER SUPPLIES**

The **Timely Availability of Water Supplies** section describes the City's ability to serve the annexation area with adequate water supplies. Eventual build out of the LeBaron Ranch Project would total approximately 1,411 residential units on approximately 236.30 acres in the Development Area. The total projected water demand for the Project is 424 acre-feet/year (AFY), provided by the City's water supply system. Water supplies were determined to be sufficient to serve the annexation area in a timely manner.

**FAIR SHARE HOUSING NEEDS**

The **Fair Share Housing Needs** section describes the extent to which this proposed annexation will affect the City's ability to achieve its respective fair share of regional housing needs, as determined by the San Joaquin Council of Governments (SICOG) (consistent with Article 10.6 [starting with Section 65580] of Chapter 3). The City of Stockton has a surplus of sites available to meet its 2023-2031 RHNA allocation by income category, as the above-moderate income RHNA allocation is satisfied by units that have been previously approved or already built.

**Justification and Findings**

The Cortese-Knox-Hertzberg (CKH) Local Government Reorganization Act of 2000 is the section of the California Government Code (Section 56000 et seq.) that provides LAFCo with its authority, procedures, and functions. The CKH Act gives LAFCo power to "approve or disapprove with or without amendment, wholly, partially or conditionally" proposals concerning the formation of cities and special districts, annexation or detachment of territory to cities and special districts, and other changes in jurisdiction or organization of local government agencies.

Consistent with the requirement for LAFCo to review the proposed annexation request pursuant to the criteria provided in California Government Code Section 56337, the following justifications and findings are made in support of approval of the annexation request.

- 1) Lands within the annexation area are planned for urban uses in the Stockton General Plan.
- 2) The Project is located within the City of Stockton 10-year Planning Horizon.
- 3) The Project proposes an orderly and logical boundary for annexation and is contiguous to the City limits.
- 4) The Project creates a logical extension of the City boundaries and can be served by existing infrastructure.

## ANNEXATION PLAN

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### 1. OPEN SPACE CONVERSION STATEMENT

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The annexation area is in San Joaquin County, bounded by the limits of the City of Stockton on the west and east. The annexation area is bound by Eight Mile Road to the north; a developed single-family subdivision to the west; undeveloped agricultural land to the east that were recently incorporated into the City of Stockton and will be developed with residential and commercial uses as part of the approved Tra Vigne development project; and Marlette Road, agricultural lands, Bear Creek, and McNair High School to the south. The Envision Stockton 2040 General Plan Land Use Map designates the annexation area as LDR (Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential), Institutional, and Parks and Recreation. The San Joaquin County General Plan designates the annexation area as Low Density (R/L), High Density (R/H), and Office Commercial (C/O).

In reviewing to approve or deny proposals which could reasonably be expected to induce, facilitate, or lead to the conversion of existing open space lands to uses other than open space uses, the San Joaquin County LAFCo shall consider, pursuant to California Government Code Section 56377, the following:

- a) Development or use of land other than open space uses shall be guided away from existing prime agricultural lands in open space use and towards areas containing non-prime agricultural lands, unless that action would not promote the planned orderly, efficient development of an area.
- b) Development of existing vacant or non-prime agricultural land for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open space uses which are outside of the existing jurisdiction of the local agency or outside the existing sphere of influence of the local agency.

#### **Agricultural Lands**

The current uses within the Development Area predominately include agricultural land, vacant/undeveloped land, miscellaneous outbuildings (i.e., sheds), agricultural equipment storage areas, and dirt/gravel roadways. The Non-development Area is predominately comprised of agricultural land, an existing residential home, a commercial building, and a church. A parcel located within the northwestern portion of the Project site (APN 084-050-03) is identified as being under Williamson Act contract, but a non-renewal has been filed. This parcel is located within the Project's Non-development Area. The County Assessor parcel maps also identify several parcels to the south of the Project site that are under Williamson Act contract. No parcels within the Development Area are currently under Williamson Act contract.

The State of California Department of Conservation Farmland Mapping and Monitoring Program and San Joaquin County GIS data were used to determine the farmland characteristics within the Annexation Project. The farmland classifications present within the LeBaron Ranch Development Project area include Farmland of Statewide Importance (204.24 acres), Prime Farmland (23.12 acre),

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and Farmland of Local Importance (5.64 acres). The Non-development Area includes Urban and Built-Up Land (0.44 acre), Farmland of Local Importance (27.86 acres), and Farmland of Statewide Importance (29.86 acres).

The LeBaron Ranch Project is surrounded by a variety of designated undeveloped and existing developed land uses. Immediately north of the Project site is Eight Mile Road. North of Eight Mile Road are existing agricultural lands; immediately east of the site is West Lane. East of West Lane are existing agricultural lands. The existing agricultural lands were recently incorporated into the City of Stockton and will be developed with residential and commercial uses as part of the approved Tra Vigne development project; immediately south of the site is Marlette Road. South of Marlette Road are agricultural lands, Bear Creek, and McNair High School; immediately west of the site is Lower Sacramento Road. West of Lower Sacramento Road is a City of Stockton residential neighborhood called "Destinations." Thus, the LeBaron Ranch Project annexation area is experiencing development pressure and is not a good candidate property for long-term, permanent agricultural land protection.

The City of Stockton adopted the Agricultural Land Mitigation Program in 2007, which applies to projects that would convert agricultural lands, as defined by the most-recent Important Farmland Maps published by the California Department of Conservation. Projects may provide "agricultural mitigation land" on a 1:1 basis for each acre of land converted or pay the established Agricultural Land Mitigation Fee of \$19,255 per acre (SJCOG San Joaquin County Multi-Species Habitat Conservation and Open Space Plan [SJMSCP] Habitat Fees, 2023).

The Agricultural Land Mitigation Program provides that agricultural mitigation lands will be dedicated to a qualifying management entity, such as the Central Valley Farmland Trust. The fees would be collected by the City, held in a dedicated account, and then expended by the City to acquire agricultural mitigation land or pay for the monitoring and administrative costs of the program. The fees may also be transferred to a qualifying entity for the same purpose. The Project applicant would be required to participate in the City's Agricultural Lands Mitigation Program and contribute agricultural mitigation land or pay the established Agricultural Land Mitigation Fee. As such, the Project fees paid to SJCOG as administrator of the SJMSCP before issuance of a building permit, would result in the preservation of agricultural lands in perpetuity. The purchase of conservation easements and/or deed restrictions through the City's Agricultural Land Mitigation Program and the SJMSCP allows the agricultural landowner to retain ownership of the land and continue agricultural operations, preserving such lands in perpetuity. Additionally, while the Project does not propose development within the Non-development Area of the Project site, this area would be annexed into the City of Stockton and would be zoned RL (Residential, Low Density) District, and RM (Residential, Medium Density) District.

In addition to the agricultural mitigation fee, the City has adopted Municipal Code Chapter 16.36, which establishes the City's "Right-to-Farm" ordinance. The intent of this ordinance is to protect agricultural uses in the City. Specifically, Section Municipal Code Chapter 16.36.040 establishes the City's policy to preserve the City and County's agricultural operations while minimizing conflicts to new urban development. The City's "Right-to-Farm" ordinance serves to protect farmers from nuisance complaints. The ordinance requires owners and builders to notify their successors-in-

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interest of the potential conflicts and effects of agricultural activities, and the ordinance specifies that typical agricultural practices shall not be considered a nuisance.

In addition, prior to issuance of a City building permit for construction of a residential building, the owner of the property upon which the building is to be constructed is required to file a disclosure statement acknowledging the proximity of agricultural operations and the potential for inconvenience or nuisance associated with those uses. The disclosure statement notifies the purchaser that the property being purchased may be located close to agricultural lands and operations and that the purchaser may be subject to inconvenience or discomfort arising from the lawful and proper use of agricultural chemical and pesticides and from other agricultural activities, including, without limitation, cultivation, plowing, spraying, irrigation, pruning, harvesting, burning of agricultural waste products, protection of crops and animals from depredation, and other activities which occasionally generate dust, smoke, noise and odor.

The City of Stockton is a participant in the SJMSCP, which provides comprehensive measures for compensation and avoidance of impacts on various biological resources, including ancillary benefits to agricultural resources. For instance, many of the habitat easements that are purchased or facilitated by the SJMSCP are targeted for the protection of Swainson's hawk or other sensitive species habitat that are dependent on agricultural lands. The biological mitigation for these species through the SJMSCP includes the purchase of certain conservation easements for habitat purposes; however, the conservation easements are placed over agricultural land, such as alfalfa fields and row crops (not vines or orchards).

Areas located within SJMSCP "No Pay Zones" are exempt from the agricultural land mitigation fee program. Lands in the No Pay Zones are lands that are largely developed. The vast majority of the Project site is designated as Category C/Pay Zone B zone, consisting of "Agricultural Habitat Lands," as described in Chapter 2.2 of the SJMSCP. Portions of the Project site located along French Camp Slough are designated as Category A/No Pay Zone, consisting of "Urban Lands," as described in Chapter 2.2 of the SJMSCP.

### Soils

There are several methods for classifying soil quality for agricultural uses. One method involves a soil capability rating provided the National Resources Conservation Service (NRCS). This classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils; nor do they include possible but unlikely major reclamation projects. In the soil capability system rating, soils are generally grouped at three levels, which are capability class, subclass, and unit. Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use.

- Class 1 soils have slight limitations that restrict their use.

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- Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.
- Class 4 soils have severe limitations that restrict the choice of plants or that require special very careful management, or both.

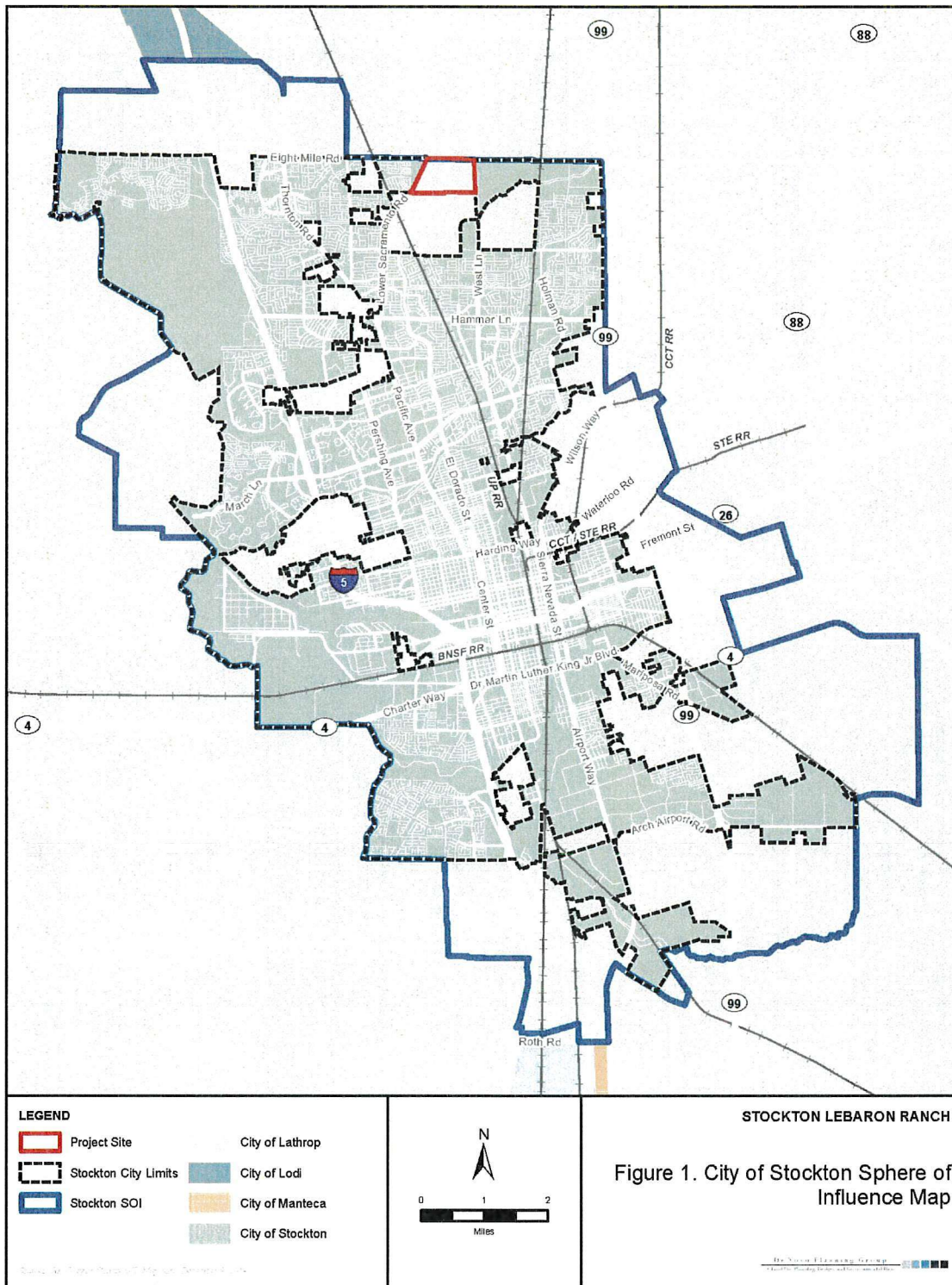
Based on this classification system, the entirety of Annexation Project soils fall under Class 2 (irrigated), Class 3 (irrigated), or Class 4 soils (non-irrigated).

**Justification for Approval**

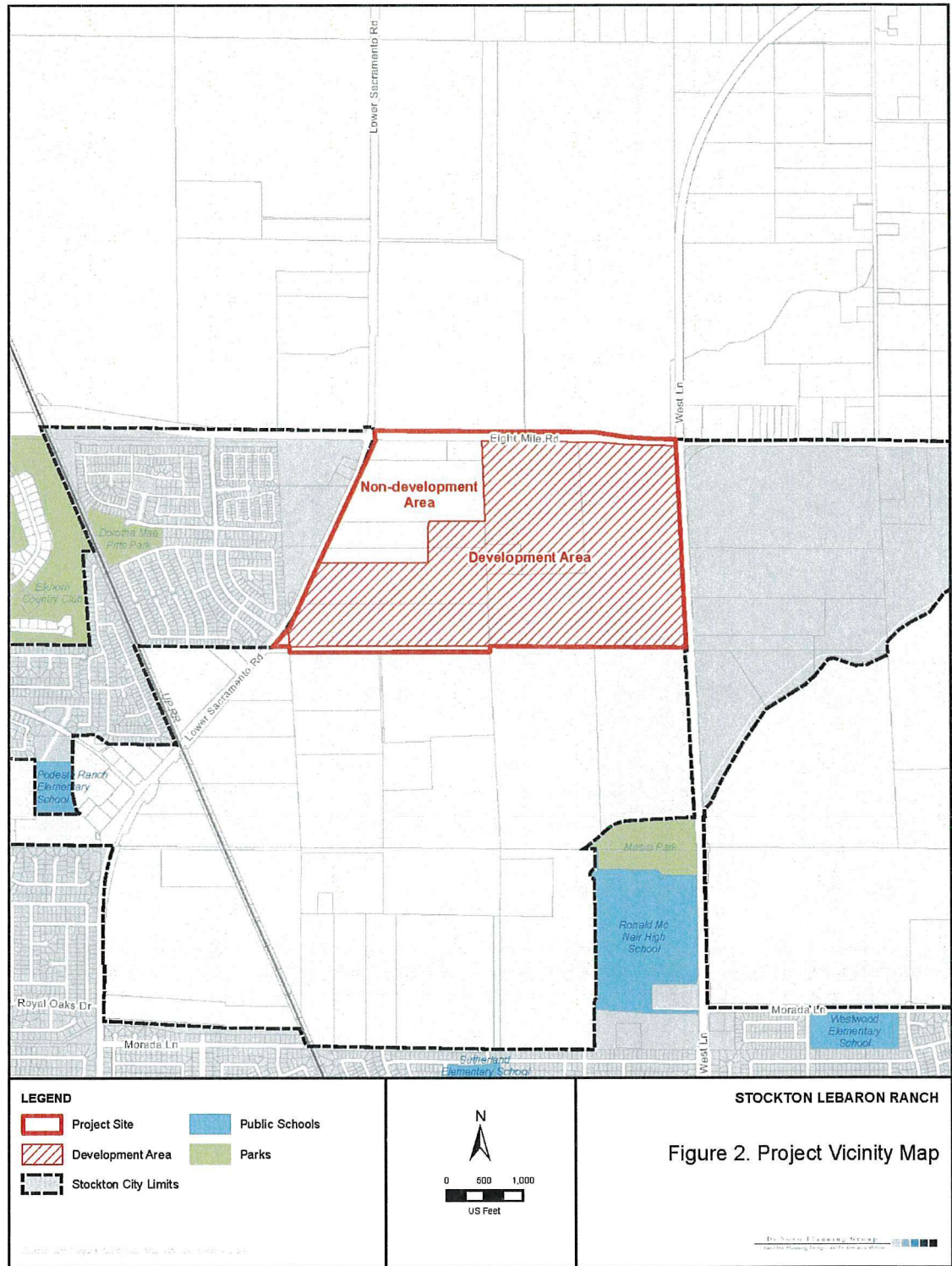
The annexation area is planned for urban uses in the Stockton General Plan. The Project is also located within the City of Stockton 10-year Planning Horizon. Despite the impacts to agricultural land in San Joaquin County, the Project will promote planned, orderly, and efficient development. Lastly, the Project proposes an orderly and logical boundary for annexation and is contiguous to the City limits. Consistent with the requirement that LAFCo review the proposed annexation request pursuant to the criteria provided in California Government Code Section 56337, the following justification and findings are made in support of approval of the annexation request:

- 1) Lands within the annexation area are planned for urban uses in the Stockton General Plan.
- 2) The Project is located within the City of Stockton 10-year Planning Horizon.
- 3) The Project proposes an orderly and logical boundary for annexation and is contiguous to the City limits.
- 4) The Project creates a logical extension of the City boundaries and can be served by existing infrastructure.

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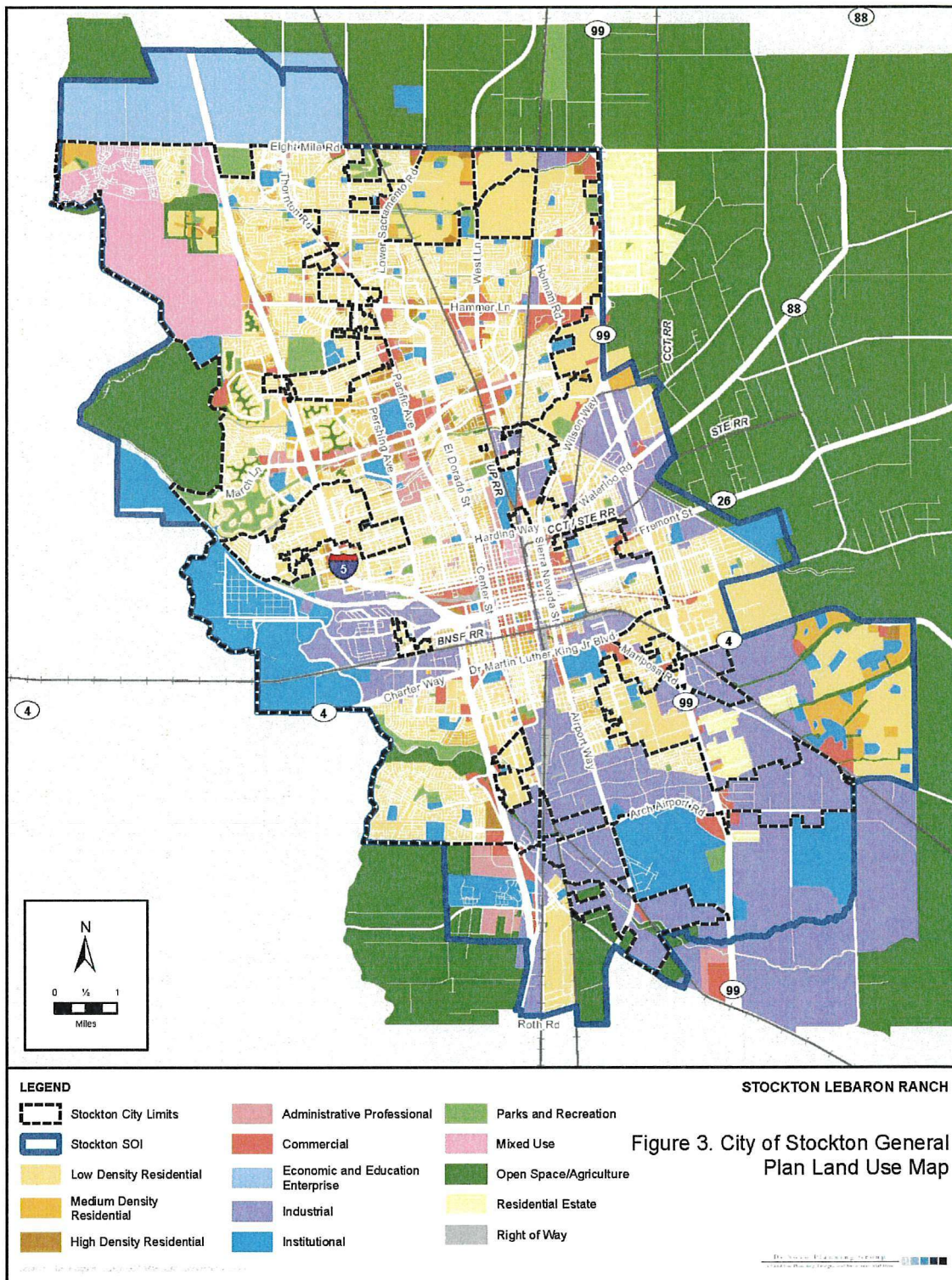
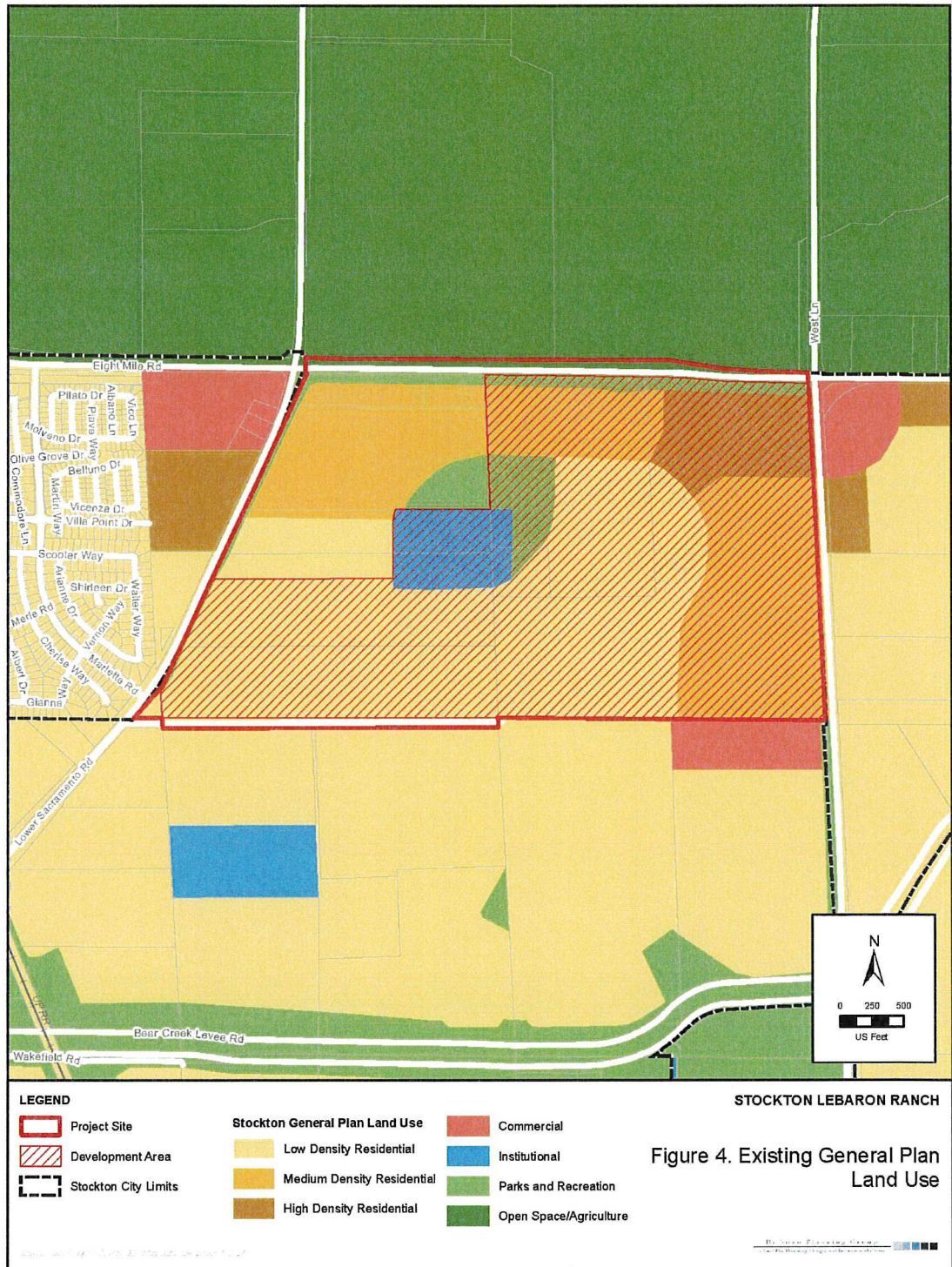


Figure 3. City of Stockton General Plan Land Use Map

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### 2. RESIDENTIAL ENTITLEMENT MATRIX

The City's approach to meeting its RHNA allocation relies on pending/under application (pipeline projects), vacant sites, and anticipated development of accessory dwelling units (ADU) and junior ADUs (JADU). Using this approach, the City has a surplus of sites available to meet its 2023-2031 RHNA allocation by income category. The City currently has 17 pipeline projects, for a total of 14,388 units that can be built. Anticipated units are based on the project design as approved by the City of Stockton or as submitted by the applicant. Of the 17 pipeline projects, five are 100 percent affordable. Of the total 14,388 units, 394 are in the lower-income category, 353 are in the moderate-income category, and the remaining 13,641 are in the above moderate-income category. Table 1 provides the City's list of pipeline projects.

**TABLE 1 - PIPELINE PROJECTS SUMMARY**

PIPELINE PROJECTS	TOTAL ACRES	LOWER INCOME CAPACITY	MODERATE INCOME CAPACITY	ABOVE MODERATE INCOME CAPACITY	TOTAL CAPACITY
Calaveras Quarters Motel Conversion	2.14	68	1	0	69
Cannery Park	291.82	0	3,267	490	522
Crystal Bay	174	0	67	1,276	1,343
Delta Cove	359.52	0	77	1,468	1,545
Elderberry Residential Project	18.8	0	0	42	42
Grand View Village	0.79	75	0	0	75
Harding Apartments	1.02	0	4	18	22
Hunter House New Apartments	0.69	120	0	0	120
La Passeggiata Affordable Housing Project	0.83	94	0	0	94
Mobile Homes on El Dorado	7.06	0	18	104	122
Sanctuary	1,950.46	0	0	5,758	5,758
Sonora Square Apartments	0.92	37		0	37
Swain Crossing Apartments	1.58	0	5	31	36
Tra Vigne	318.05	0		1,503	1,503
Trinity Parkway Apartments	4.32	0	18	102	120
University Park	103.47	0		359	359
Westlake at Spanos Park	361.31	0	131	2,490	2,621
<b>Total</b>	<b>3,621.10</b>	<b>394</b>	<b>353</b>	<b>13,641</b>	<b>14,374</b>

SOURCE: CITY OF STOCKTON, 2023

The LeBaron Ranch Project includes the addition of 1,411 new residential units to the City of Stockton. The annexation area within the 10-year planning horizon of Stockton's SOI. The 10-year

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planning horizon projects a build out of approximately 306.03 acres which could accommodate up to 4,416 people.<sup>1</sup>

The current annexation area is adjacent to existing infrastructure and could serve the local demand, as well as providing the connection for other pending and entitled projects to develop subsequently.

It is important to note that although there is a build-out capacity of 1,411 residential units, it is very unlikely this capacity will be reached in full. While the residential entitlement matrix illustrates a large number of housing units on the books or in the pipeline, there are several factors, in addition to market factors, that reduce the City's inventory to a more realistic level. Additional housing units that are pending/under application will be available as the City continues to develop over time.

### 3. CITY SERVICES PLAN

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#### Introduction

Pursuant to California Government Code Section 56653, the San Joaquin LAFCo requires that any application for a change of organization or reorganization be accompanied by a plan for providing services. In accordance with Section 56653, the plan shall include:

- an enumeration and description of services to be extended to the affected territory;
- the level and range of those services;
- an indication of when those services can feasibly be extended to the affected territory;
- an indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions that the local agency would impose or require within the affected territory if the change of organization or reorganization is completed; and
- information with respect to how those services will be financed.

This Annexation Plan has been prepared to fulfill this requirement.

#### Discussion

The proposed Project includes an annexation of 12 APNs totaling 306.03 acres. This includes the Development Area (six parcels totaling 236.30 acres), Non-development Area (six parcels totaling 56.03 acres), and the remaining Right-of-Way Annexation Area (13.7 acres of existing County right-of-way). The annexation will also include detachment from the Lincoln Fire District.

The proposed Project includes a Vesting Tentative Subdivision Map for the Development Area. The tentative map would result in the subdivision of 236.3 acres into 1,217 single-family residential units (approximately 179 acres) and 194 high density residential units (9.5 acres), a 12-acre school site, an 8.5-acre central park and 3.47-acre northern park, and approximately 23.3 acres for streets/common areas/easements. Total parkland is approximately 12.2 acres. In addition, there will be a series of streets with an enhanced right-of-way to accommodate a pedestrian "wellness walk." The development of the 12-acre school site is the discretionary decision of Lodi Unified School

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<sup>1</sup>POPULATION CALCULATION IS BASED ON 3.13 PERSONS PER DWELLING UNIT.

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District (LUSD). If LUSD decides they do not want to secure a school site, an additional 79 single-family residential units would be developed on the school parcel.

The LeBaron Ranch Project is primarily a residential development anticipated to provide up to 1,411 units (assuming school site is developed with single-family residential units). Total parkland and open space areas total 30.7 acres, including a pedestrian “wellness walk.” Other uses to support and complement the proposed residential development include underground wet and dry utility infrastructure, roadways, curb/gutters/sidewalks, bicycle/pedestrian facilities, street lighting, and street signage. Table 2 provides a land use summary of the LeBaron Ranch Project.

**TABLE 2: GROSS LAND USE SUMMARY – DEVELOPMENT AREA (PER VESTED TENTATIVE MAP)**

<i>PROPOSED LAND USE DESIGNATIONS</i>	<i>PROPOSED (ACRES) WITH SCHOOL</i>	<i>PROPOSED (ACRES) WITHOUT SCHOOL</i>	<i>PROJECTED NUMBER OF UNITS (OR SQUARE FEET)</i>
Low Density Residential	78.0	78.0	421
Medium Density Residential <sup>(1)</sup>	100.7	113.6	796 <sup>(1)</sup>
High Density Residential	9.5	9.5	194
Institutional	12.0	--	--
Parks and Recreation	12.0	12.2	--
Storm Basin (Shown as Parks and Recreation Designation)	4.5	4.5	--
Open Space (“Wellness Walks” and Open Ditch); and Rights of Way	19.6	18.5	--
<b>TOTAL</b>	<b>236.3</b>	<b>236.3</b>	<b>1,411<sup>(1)</sup></b>

**NOTE:**

<sup>1</sup>FOR PURPOSES OF THE ENVIRONMENTAL ANALYSIS, IT IS ASSUMED THAT 79 SINGLE-FAMILY RESIDENTIAL UNITS WOULD BE DEVELOPED ON THE PARCEL RESERVED FOR THE PROPOSED SCHOOL. THESE ADDITIONAL LOTS ARE ADDED TO THE PROJECT LOT COUNT, UNDER MEDIUM DENSITY DESIGNATION, TO DETERMINE A WORST-CASE SCENARIO IN TERMS OF BUILDOUT OF THE PROJECT SITE SHOULD THE SCHOOL DISTRICT NOT NEED THIS SITE.

The City provides a full range of municipal services, including public safety (fire, police, and building), sanitation (wastewater treatment and collection), libraries, parks, and recreation services. Municipal services would be extended to the annexation area upon development of the annexation area. The following discussion includes a description of existing City public services and utilities (including those to be extended), the level and range of these services (where applicable), when these services can feasibly be extended into the affected territory, improvements, or other conditions that the local agency would improve or require within the affected territory, information on how these services would be financed, and planned improvements.

The construction of on-site infrastructure improvements would be required to accommodate development of the Development Area, as described below.

### Water

The City of Stockton will be the water purveyor for the LeBaron Ranch Project. The City’s 2020 Urban Water Management Plan (UWMP) included existing and projected water demands for existing and

## ANNEXATION PLAN

projected future land uses to be developed within the City's SOI through 2040. The water demand projections in the City's 2020 UWMP included existing City water demands and future water demands within the service area.

A comparison of the City's projected water supplies and demands is shown in Table 3 for Normal, Single Dry, and Multiple Dry Years, which shows that there is no supply deficit projected under hydrologic conditions through 2040.

**TABLE 3: SUMMARY OF PROJECTED WATER SUPPLY DURING HYDROLOGIC NORMAL, SINGLE-DRY, AND MULTIPLE DRY YEARS FOR CITY OF STOCKTON AT 2040 (AF)**

	<i>NORMAL YEAR</i>	<i>SINGLE DRY YEAR</i>	<i>MULTIPLE DRY YEARS – YEAR 1</i>	<i>MULTIPLE DRY YEARS – YEAR 3</i>	<i>MULTIPLE DRY YEARS – YEAR 5</i>
Stockton East Water District (SEWD)	24,300	6,700	24,300	6,700	24,300
Woodbridge Irrigation District (WID)	13,000	9,000	13,000	9,000	13,000
San Joaquin River	25,000	23,300	22,300	23,300	26,100
Groundwater	23,100	23,100	23,100	23,100	23,100
TOTAL SUPPLY	85,400	62,100	82,700	62,100	86,500
DEMAND TOTAL	48,444	48,444	48,444	48,444	48,444
DIFFERENCE	36,956	13,656	34,256	13,656	38,056

SOURCE: STOCKTON 2020 UWMP (2021), TABLES 7-6, 7-7, AND 7-9.

Based on the analysis described above, the City's existing and projected potable water supplies are sufficient to meet the City's existing and projected future potable water demands, including those future water demands associated with the Project, through year 2040, under all hydrologic conditions.

#### A. GROUND WATER

The City of Stockton Municipal Utilities Department (COSMUD) operates groundwater wells in both the North and South Stockton water service areas. Both water service areas generally rely on treated surface water year-round for their primary supply, but it is supplemented with groundwater to meet increased water demands primarily in the summer months or during dry years when available surface water supplies may be limited. Wells are also depended on for emergency supply in the event of surface water supply interruptions. The two water service areas are connected to one another by the Stockton Aqueduct; however, water supplies in the two water service areas do not currently comingle due to the higher pressure from SEWD in South Stockton, which prevents water from North Stockton from flowing into the South Stockton area.

COSMUD has 12 operational (i.e., active or standby) groundwater wells in North Stockton with design capacities ranging from 800 to 3,200 gallons per minute (gpm). The 10 active wells have a total production capacity of 29.1 million gallons per day (mgd) and the two standby wells have a total production capacity of 4.5 mgd, for a total available capacity of approximately 33.6 mgd.

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Inactive wells are currently not permitted by the Division of Drinking Water (DDW). Although the total active well capacity is 29.1 mgd, actual groundwater production is less due the fact that the Delta Water Treatment Plant (DWTP) provides the majority of the supply in North Stockton.

COSMUD also has four operational (i.e., active or standby) groundwater wells in South Stockton. The design capacities range from 1,010 to 2,800 gpm. The two active wells have a total production capacity of 6.9 mgd, and the two standby wells have a production capacity of 3.3 mgd. Similar to North Stockton, although the total active well capacity is 6.9 mgd, actual groundwater production is less due to the fact that the SEWD's Dr. Joe Waidhofer Water Treatment Plant (DJWWTP) provides the majority of the supply in South Stockton.

### B. SURFACE WATER

The City's surface water supply is from three primary sources: surface water diverted from the San Joaquin River treated at the City's DWTP; surface water from the Mokelumne River diverted and conveyed by the WID and treated at the City's DWTP; and treated surface water from SEWD.

The City exercises its water rights to the Sacramento-San Joaquin River Delta (Delta), using an intake facility on the San Joaquin River. Under the in-direct potable reuse program, the City may take as much water from the San Joaquin River as the City's wastewater treatment plant discharges into the San Joaquin River. When water pumping is curtailed from the Delta due to environmental restrictions, the City purchases raw water from WID. Raw water is treated at the City's DWTP. The City also purchases treated water from SEWD and pumps groundwater to supplement its supplies.

Due to differing disinfection processes that present water quality issues related to low chlorine residual and the potential for formation of disinfection byproducts, COSMUD provides water from the DWTP only in its North Stockton water distribution system. Water from SEWD can be conveyed to both the North Stockton and South Stockton distribution systems. SEWD also supplies the City's Walnut Plant service area in Central Stockton. Cal Water conveys SEWD supply to the Walnut Plant service area via a wheeling agreement with COSMUD. Water supplies from local groundwater wells are used to supply both the COSMUD North Stockton and South Stockton water service areas.

At time of preparation of the City's 2020 UWMP, COSMUD was in the process of implementing the North Stockton Pipeline Hypochlorite Facility that will allow SEWD supplies to be conveyed to the North Stockton system and combined with the DWTP-produced water supply.

The San Joaquin River provides the largest portion of the City's potable water supply. When the City received its water right permit in 2006, the City implemented the Delta Water Supply Project to construct its DWTP north of Stockton, the Intake Pump Station (IPS) at the southwest tip of Empire Tract, and associated water supply infrastructure. The DWTP was completed in 2012. Since that time, the COSMUD has diverted water from the San Joaquin River via the IPS and treats the water at the DWTP for an increasing portion of its water supply.

The DWTP has a current treatment capacity of 30 mgd. In 2020, it produced approximately 55 percent of the COSMUD water supply. The treatment process includes ozone oxidation and disinfection and membrane filtration with free chlorine added as a residual disinfectant. Treated

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water is stored in a four-million-gallon storage tank before being pumped to the North Stockton water service area.

The City's water supply from the San Joaquin River is curtailed annually from February 15th to June 15th, due to U.S. Department of Fish and Wildlife Service, California Department of Fish and Wildlife, and National Marine Fisheries Service (NMFS) environmental restrictions. During that period, the City obtains raw water from WID to supplement its water supply.

The DWTP, located just north of Stockton, was completed in 2012, and currently has the capacity to treat up to 33,600 AFY of raw water from the Delta and WID. The DWTP is planned to be expanded as needed by the City and as permitted by the State Water Board. Water from DWTP is provided primarily to the COSMUD North Stockton water system and supplemented by groundwater.

#### C. EXISTING TRANSMISSION AND DISTRIBUTION SYSTEM

The COSMUD water transmission system consists of pipelines that are 16 to 48 inches in diameter. The North Stockton water service area is connected to the SEWD DJWWTP via a 48-inch diameter pipeline and connected to the DWTP via a 42-inch-diameter pipeline. The South Stockton water service area is connected to the SEWD DJWWTP via the 42-inch-diameter pipeline. The COSMUD water distribution system consists of pipelines with diameters less than 16 inches. Most of the service laterals branch off of eight-- and 12-inch-diameter pipelines.

#### D. WATER CONSERVATION

Consistent with California Water Code Sections 11950 – 11954, the City has implemented various water conservation efforts, as well as a Water Shortage Contingency Plan which identifies actions that can be taken to respond to catastrophic interruption of water supply.

The City Council adopted a Water Conservation Ordinance in 1988, enacted in the Stockton Municipal Code, Sections 13.28 and 13.32, which include both voluntary and mandatory conservation stages. From 1990 to 1992, mandatory water reduction stages were in force due to the prolonged years of drought. The City initiated a voluntary reduction stage in 1993 and has maintained a voluntary reduction stage since that time.

#### E. GENERAL PLAN

The City's General Plan includes policies and implementation programs related to maintaining an adequate water supply for the City's population. Following adoption of the General Plan, the City updated its Water Management Plan based on the growth projections of the General Plan. Based on existing water use patterns, the water supply is projected to be available through 2040. The area served would include all potential development within the 10-year planning horizon which includes the Annexation Project location.

#### F. TIMING AND EXTENSION OF WATER SUPPLY TO THE ANNEXATION AREA

The Development Area would be served by a new potable water distribution system. The Project proposes two 18-inch lines along Marlette Road and Lower Sacramento Road. The proposed 18-inch

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water line along Marlette Road will connect to a water main in West Lane that will be constructed as part of the Tra Vigne project and travel west along the proposed Marlette Road, connecting to the existing City of Stockton water main on Lower Sacramento Road. The Project would extend the existing City of Stockton water main on Lower Sacramento Road north, by constructing a second 18-inch line along Lower Sacramento Road to connect with the existing water main in Eight Mile Road. The Project proposes a network of 12-inch lines located within the Project site to connect to the proposed 18-inch water line along Marlette Road and the 24-inch water line along West Lane. Water supply would be provided to the annexation area based on the timing of the development of the annexation area. Water service will be provided to each new development area as they are constructed.

The developer's contribution to water connection and supply as part of the Annexation Plan has been estimated based on an approximate total development impact fee of \$11,467,413 for domestic water supply and \$2,755,786 for domestic water connection. This development impact fee is allocated proportionately at a rate of \$9,422 and \$2,264 per residential unit, respectively<sup>2</sup>.

### **Stormwater**

The City provides and maintains a system of storm drains, detention basins, and pumping facilities, as well as monitoring and operational control of the storm drain system. Additionally, the City enforces storm drain regulations established by the U.S. Environmental Protection Agency and the State of California.

Urban stormwater drainage in the City is provided by a storm drain system that is separate from the municipal sewer system. COSMUD operates and maintains approximately 620 miles of pipe, 72 pump stations, and more than 100 discharge pipes. The local storm drain facilities collect and route runoff from the streets and gutters through surface canals and stormwater retention basins, as well as through a network of underground gravity and force mains (pipelines), pump stations, and outfalls into rivers, creeks, and the Delta, including outfalls to the San Joaquin River, Bear Creek, Pixley Slough, Mosher Slough, Five Mile Slough, Fourteen Mile Slough, Calaveras River and Stockton Diverting Canal, Smith Canal, French Camp Slough, Walker Slough, Weber Slough, North Littlejohns Creek, and Duck Creek (City of Stockton, 2018).

Currently, the City operates two small basins located near Eight Mile Road and Highway 99 (Cannery Park Northeast and Northwest basins), in cooperation with WID, as dual function facilities for stormwater detention and groundwater recharge. Water from WID is supplied to the basins during the summer months. In addition, the City is planning to complete feasibility analysis and preliminary design plans to upgrade the La Morada stormwater detention basin number 2, in northeast Stockton, into a dual function facility for groundwater recharge using recovered stormwater during the winter and WID supply in the summer months (City of Stockton, 2021).

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<sup>2</sup> NorthStar Engineering Group, Inc. LeBaron Ranch Cost Estimates, Prepared December 20<sup>th</sup>, 2024.

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The City operates under Municipal Stormwater Permit Requirements Order No. R5- 2016-0040. The Stormwater Utility Division also manages the City's National Pollutant Discharge Elimination Permit (NPDES) and all the monitoring, testing, education, and programs required under the permit.

The NPDES Stormwater Program regulates stormwater discharges from three potential sources:

- construction activities;
- industrial activities; and
- the municipal stormwater system.

**A. EXISTING STORMWATER DRAINAGE SYSTEM**

The City of Stockton SOI is situated just east of the Delta, a low-lying region of sloughs and channels connecting local waterways with the Suisun Bay and the San Francisco Bay. The City and surrounding areas within the SOI depend on creeks, rivers, and sloughs to collect and convey storm runoff to the San Joaquin River and the Delta. The primary watercourses that drain the SOI include the San Joaquin River, Bear Creek, Mosher Slough, Five Mile Slough, Fourteen Mile Slough, Calaveras River and Stockton Diverting Canal, Smith Canal, and French Camp and Walker Sloughs. Most storm drains and pump stations within the service area have adequate capacity to collect stormwater drainage (City of Stockton, 2020).

Stormwater runoff occurs when precipitation from rain and snow melts and does not absorb into the ground. As the runoff flows over the land or impervious surfaces (paved streets, parking lots, and building rooftops), it accumulates debris, chemicals, sediment, and other pollutants that could adversely affect water quality. Stockton's stormwater is collected in catch basins and transported untreated directly into our local rivers, creeks, and sloughs, and eventually to the Delta. Best management practices (BMPs) are the primary method to stop contaminants from entering the system.

Municipal Separate Storm Sewer System (MS4) permits are required under the Clean Water Act and require the discharger to develop and implement a Storm Water Management Plan to reduce the discharge of pollutants to the Maximum Extent Practicable (MEP). The management plans specify what BMPs will be used to address certain program areas: such as public education and outreach, illicit discharge detection and elimination, construction and post-construction, and good housekeeping for municipal operations.

Each year, the City is required to provide an annual report to the State on their stormwater program and BMPs.

**B. FUTURE STORMWATER DRAINAGE DEMANDS AND SYSTEM IMPROVEMENTS*****200-Year Flood Protection in the Central Valley***

Portions of the City of Stockton lie within the 200-year flood hazard area; however, the annexation area is not located within the 200-year flood hazard area. State floodplain legislation (Senate Bill [SB] 5) for the San Joaquin River region has resulted in stricter development standards that began in early 2016. Urban areas that depend on levee protection are required to have a 200-year level of

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flood protection. SB 5 prohibits a city or county within the Central Valley Flood Protection Plan area from approving a development agreement, discretionary permit or entitlement, tentative map, or parcel map for any property within a flood hazard zone unless they can demonstrate any of the following:

- the project has already achieved the applicable level of flood protection,
- conditions have been imposed on the project approval that will eventually result in the applicable level of flood protection, or
- adequate progress is being made towards achievement of the applicable level of flood protection.

Adequate progress is defined as meeting all the following:

- The project scope, cost and schedule have been developed;
- In any given year, at least 90 percent of the revenues scheduled for that year have been appropriated and expended consistent with the schedule;
- Construction of critical features is progressing as indicated by the actual expenditure of budget funds;
- The city or county has not been responsible for any significant delay in completion of the system; and
- The above information has been provided to the Department of Water Resources (DWR) and the Central Valley Flood Protection Board and the local flood management agency shall annually report on the efforts to complete the project.

Section 16.90.020(B) requires the review authority's decision to approve a project in accordance with the City's established criteria for development in 200-year floodplains, which are consistent with accepted State and federal floodplain management practices. According to the City's established criteria, the annexation area would be considered an urban area, as it is located within the City's corporate limits. Thus, the Annexation Project may be approved provided that all properties within the annexation area would meet the urban level of flood protection.

### C. TIMING

Drainage improvements will be constructed in to maintain the service level standard. This is accomplished by constructing the storm drainage and flood protection facilities for each new area that is developed, and by ensuring that necessary facilities are developed efficiently prior to and during construction activities.

### D. STORM DRAINAGE WITHIN THE ANNEXATION AREA

Development of the LeBaron Ranch Project would include construction of a new storm basin near Eight Mile Road, and two options for connecting to offsite drainage facilities are being considered and evaluated. Option 1 would connect to a new outfall structure to the north of the basin and pump storm water into the WID drainage ditch that is located south of, and parallel to, Eight Mile

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Road. Option 2 is construction of a force main to Pixley Slough to an existing outfall structure. The force main would be located south of, and parallel to, Eight Mile Road.

Option 1 (Direct Discharge to WID Drainage Facility): The new basin will collect storm water from the annexation area to be pumped through a force main system to a new outfall structure located north of the basin and discharge flows into an existing WID drainage facility that parallels Eight Mile Road.

Option 2 (Force Main to Existing Pixley Slough Outfall): The new basin will collect storm water from the Project site to be pumped through a force main system to the existing Pixley Slough Outfall Facility, located at the northwest corner of the existing Destinations residential master plan community. Storm water from the new basin will be pumped following peak flows to avoid impacting the existing storm drainage system built as part of the Destinations residential master plan community. The force main pipe will be in a drainage easement adjacent to the Eight Mile Road right of way, travel west to the existing Pixley Slough Outfall facility.

It is noted that the location of the proposed basin is conceptual and will be finalized during the design of Improvement Plans.

Currently, runoff from within the annexation area is collected in a system of shallow agricultural and roadside ditches. Irrigation canals, operated by WID, run along the northern, eastern, and southern borders of the Development Area, separating existing agricultural uses from the respective roadways. The Project would alter the existing drainage through grading and development of urban uses within the Development Area of the site. Additionally, the Project would result in increased impervious surfaces and result in an incremental reduction in the amount of natural soil surfaces available for infiltration of rainfall and runoff, with the potential to generate additional runoff during storm events. Additional runoff could contribute to increased erosion, siltation, and pollution, as well as an increase in flood potential or runoff that could exceed the capacity of the City's drainage system.

The overall design of Project's drainage infrastructure, including the storm basin, would be required to comply with the City of Stockton NPDES Stormwater Management Plan, which includes existing and enhanced program control measures for controlling the discharge of pollutants to the municipal storm drain system to the maximum extent practicable. In addition, General Plan Action SAF-3.2B requires new development to employ low impact development (LID) approaches that conserve natural areas and reduce impervious areas. The term LID means a storm water management and land development strategy that emphasizes conservation and the use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely reflect predevelopment hydrologic functions. The Annexation Project would be required to integrate LID measures throughout the Development Area to provide stormwater quality treatment. These LID measures would likely include both volume-based BMPs (i.e., bioretention, infiltration features, pervious pavement, etc.) and flow-based BMPs (i.e., vegetated swales, stormwater planter, etc.). The use of these features would be dependent upon the location and setting within the annexation area.

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According to the City of Stockton and San Joaquin County Stormwater Quality Control Criteria Plan (SWQCCP), the Project would be considered both a Priority Project and a PLU Project, as the Project includes a residential subdivision of 10 housing units or more (Priority Project) and contains land uses with at least 10 developed dwelling units per acre (Priority Land Use [PLU] Project). Priority projects are required to prepare and submit a Project Stormwater Quality Control Plan with the initial building permit submittal, that demonstrates the Project incorporates site design measures, landscape features, and engineered treatment facilities (typically, bioretention facilities) that will minimize imperviousness, retain or detain stormwater, slow runoff rates, and reduce pollutants in post-development runoff. In particular, the Project Stormwater Quality Control Plan would specify BMPs required to be implemented by the Project and design specifications for selected BMPs. The Project Stormwater Quality Control Plan must be submitted for review and approval by the City of Stockton Department of Municipal Utilities.

### Wastewater

Wastewater services would be provided by existing and planned City of Stockton collection and treatment system. Wastewater treatment would be provided at the City's existing Regional Wastewater Control Facility (RWCF). The RWCF provides secondary and tertiary treatment of municipal wastewater throughout the City. The remainder of the City is served by on-site private septic systems or lie outside the urban service area. The existing wastewater collection system service area includes residential, commercial, industrial, municipal, and mixed-use areas within the City, as well as 17 unincorporated County areas.

#### A. WASTEWATER COLLECTION

Municipal wastewater treatment and collection services in the Stockton City limits are provided by COSMUD. The existing City of Stockton wastewater collection system is divided into 10 designated sub-areas or "systems." The City's wastewater collection system comprises of just over 1,000 miles of gravity mains ranging from four to 84 inches in diameter, as well as 35 pump stations and approximately 37 miles of active force mains ranging from two to 42 inches in diameter. The Project site is located within Collection Service Area No. 10 (City of Stockton, 2022).

Current City standards call for all gravity sewers to be designed for full-pipe gravity flow. Surcharging results in sewers that do not meet this criterion under a given flow condition. For planning purposes, the available capacity is zero in gravity sewers, with a predicted peak flow equal to or greater than the full-pipe gravity flow capacity. The following standards are used in the design of gravity sewers. Pipes must be sloped to produce a minimum of two feet per second (fps) at peak flow. Flatter slopes (as low as 0.0006 foot per foot) have been allowed for some designs in Stockton to accommodate project-specific constraints. It can be difficult to maintain the desired grade during construction of pipelines at slopes less than 0.001 foot per foot. Initial flows during the early years will be lower than the design flows, causing velocities to be lower. During design, steeper slopes should be considered where feasible. Additional maintenance or other measures may be required to control odors in sewers with initially low velocities.

Force mains convey flow from pump stations to a downstream gravity sewer. There are approximately 158,000 lineal feet of force mains in the City's model, representing all City-owned

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force mains of significant length, as well as some private pumping and force main systems. City design standards recommend that force main velocities should be limited to “around seven (7) fps” for lengths up to 300 feet, and “around five (5) fps” for lengths in excess of 1,000 feet.

Wastewater pumping stations are located throughout the City and are integral to the wastewater collection system. Most of the pump stations discharge to pressure sewers (force mains) that convey flow under pressure either directly to the RWCF or to a downstream gravity sewer. An existing sewer pump station is located to the south of the annexation area at Thorton Road and Davis Road.

### B. WASTEWATER TREATMENT PLANT PERMITTING AND CAPACITY

Wastewater from the City is currently treated at the City of Stockton RWCF, which is owned and operated by the City. The City’s *Wastewater Master Plan Update* (City of Stockton, 2022), *City of Stockton Sphere of Influence Plan/Municipal Service Review, San Joaquin Local Agency Formation Commission Final Draft* (City of Stockton, 2020), and *CRWQCB Central Valley Waste Discharge Requirements for the City of Stockton Regional Wastewater Control Facility* are the primary documents that outline the City’s long term strategy for meeting future discharge and capacity requirements for a planning horizon that extends to build-out of the General Plan. The RWCF effluent is currently regulated by Central Valley Regional Water Quality Control Board (CVRWQCB) Order No. R5-2020-007, NPDES CA0079138. Currently, RWCF is designed to treat and provide a discharge of up to 55 mgd of tertiary treated wastewater to the San Joaquin River, within the Delta. RWCF collects and treats an average of 33 mgd of wastewater, from approximately 116,000 sewer connections in the City and nearby San Joaquin County areas. The City of Stockton RWCF sewer treatment plant is undergoing the Modifications Project to modernize the facility and accommodate growth initially through 2035, with the ability to expand through 2045 and beyond. All existing and planned development areas and the unincorporated islands are expected to be served by the RWCF under the Envision Stockton 2040 General Plan buildout development conditions, regardless of water source, as a prudent planning assumption for the purposes of the City’s Wastewater Master Plan Update (City of Stockton, 2023).

RWCF provides tertiary level wastewater treatment. After primary and secondly treatment, the wastewater undergoes tertiary treatment in facultative lagoons, constructed wetlands, two nitrifying biotowers, dissolved air floatation, mixed-media filters, and is disinfected using chlorination/dechlorination facilities. It should be noted that an amendment to RWCF’s waste discharge requirements was provided in 2014, under Order R5-2020-007, in which effluent limitations for electrical conductivity are removed.

### C. WASTEWATER QUALITY

The City’s wastewater treatment plant is governed by a federal NPDES permit. The City is required by law to have its permit reviewed every five years by the Regional Water Quality Control Board (the State’s regulating agency for the NPDES permit program). On February 20, 2020, the Central Valley CVRWQCB issued a wastewater discharge permit to the City of Stockton for the operation of its regional wastewater treatment facility.

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### D. WASTEWATER SYSTEM WITHIN THE LeBARON RANCH ANNEXATION AREA

Wastewater collection would be provided by the City's existing Wastewater Collection System No. 10 (System 10). The Project proposes an 18-inch sewer line in Marlette Road that would connect with a sewer trunk main in West Lane that will be constructed as part of the Tra Vigne project. The alignment of the sewer main was established as part of the approved Tra Vigne project. If the Tra Vigne project does not construct the sewer main as approved, the applicants for the proposed Project would move forward with construction of the sewer main needed to facilitate the proposed Project.

City's wastewater treatment facility is approaching its functional capacity, and expansion of RWCF to meet anticipated demands resulting from growth in Stockton is the subject of an ongoing planning and engineering effort. RWCF has adequate capacity to serve anticipated short-term development within the City, and expansion plans provide for creation of additional capacity over time to meet anticipated demands generated from the annexation area and other growth areas of the City.

Occupancy of the LeBaron Ranch Project would be prohibited without sewer allocation, as required by Stockton Municipal Code Section 13.12.100, Mandatory Sanitary Service Required. An issuance of sewer allocation from the City's available capacity would ensure that there would be a final determination by the wastewater treatment and/or collection provider that there is adequate capacity to serve the proposed Project's projected demand, in addition to the provider's existing commitments. Additionally, any planned expansion to the RWCF with a subsequent allocation of capacity to the proposed Project would ensure that there would not be a determination by the wastewater treatment and/or collection provider that there is inadequate capacity to serve the proposed Project's projected demand in addition to the provider's existing commitments.

### **Solid Waste**

The City of Stockton Public Works Department (Solid Waste & Recycling Division) provides solid waste hauling service for the City and would serve the proposed Project. Waste collection services are provided weekly, as specified by the waste haulers that serve the City, which include Republic Services and Waste Management.

Solid waste from Stockton is taken to Forward Landfill in Manteca or the North County Landfill in Lodi. During inclement weather, occasional loads are taken to the Lovelace Material Recovery Facility in Manteca. Solid waste from Lovelace is disposed at Foothill Landfill in Linden. Construction and demolition materials and some commercial loads are processed at the East Stockton Transfer Station. Residuals from the East Stockton Transfer Station are disposed at Forward Landfill.

The permitted daily maximum disposal at the Forward Landfill is 8,668 tons per day. The total permitted capacity of the Forward Landfill is 59.16 million cubic yards, which was expected to accommodate an operational life until January 1, 2036. The remaining capacity of Forward Landfill is 24.7 million cubic yards.

The permitted daily maximum disposal at the Foothill Landfill is 1,500 tons per day. The remaining capacity is 125,000,000 cubic yards with an anticipated closure year of 2082. The permitted daily

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maximum disposal at the North County Landfill is 825 tons per day. The remaining capacity is 35,400,000 cubic yards with an anticipated closure year of 2048.

The addition of solid waste associated with the Annexation Project, approximately 7.11 tons per day at total buildout, to the Forward Landfill would not exceed the landfill's remaining capacity through its operational life. Should additional solid waste disposal needs become necessary, there would be available capacity at both Foothill Landfill and North County Landfill to accommodate the additional waste generated. Solid waste collection services would continue to be made available to new residents, owners, and tenants of the Project as units begin to become occupied.

The developer's contribution to sanitary connection as part of the Annexation Plan has been estimated based on an approximate total development impact fee of \$2,555,700 for combined fees and \$3,894,400 for project fees. This development impact fee is allocated proportionately at a rate of \$2,100 and \$3,200 per residential unit, respectively<sup>3</sup>.

**Electricity and Natural Gas**

Pacific Gas and Electric Company (PG&E) is responsible for provision of electricity and natural gas to the City and the annexation area. PG&E delivers approximately 86,179 million kilowatt-hours (kWh) of electricity to its 15 million customers throughout the 70,000-square-mile service area in northern and central California. The PG&E service area is divided into seven distribution areas, with Stockton located in the Stockton Division of PG&E's Operations, Maintenance, and Construction Area 5.

PG&E is also responsible for the provision of natural gas to the City. Gas is delivered to the City and the City Planning Area through portions of PG&E's 48,198 miles of natural gas pipelines. Residents, owners, and/or tenants would be responsible for paying for electricity and natural gas services, based on the amount of energy used.

**Police Services**

Law enforcement services for the City of Stockton are provided by the Stockton Police Department (SPD). The SPD service area covers over 65 square miles. The average response time to in-progress life threatening emergencies is between three and five minutes. Depending on the nature of the call, the time of day, the location, and the number of on-duty personnel, response times to non-emergency calls can exceed 25 minutes. SPD serves the area to the City limits, while the San Joaquin County Sheriff's Department serves all adjacent unincorporated areas within the Stockton SOI (City of Stockton, 2020). Through a mutual aid agreement, SPD and the County Sheriff's Department can call upon each other to provide service when requested.

SPD consists of 485 sworn police officers and 227 civilian staff. Stockton's 2019 population was approximately 316,400, which resulted in a ratio of 1.533 sworn staff per 1,000 residents (City of Stockton, 2020). This ratio exceeds the City's General Plan Safety Element minimum standard of 1.5 sworn officers per 1,000 residents.<sup>4</sup> Although the Stockton General Plan states that the City strives

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<sup>3</sup> NorthStar Engineering Group, Inc. LeBaron Ranch Cost Estimates, Prepared December 20<sup>th</sup>, 2024.

<sup>4</sup> City of Stockton General Plan, Public Facilities and Services Element, PFS-7.2.

## ANNEXATION PLAN

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to achieve a ratio of 1.5 sworn officers per 1,000 population, staffing levels in the City of Stockton ultimately are determined each year by the City Council in consultation with the City Manager and Chief of Police based on the needs of the City. Additional officers are planned to be hired, as the City population grows. The City's goal is to respond to all priority one emergency calls within an average of five minutes or less.

SPD is organized into two bureaus, Logistics and Operations, and five divisions, including Administrative Services, Field Operations Investigations, Special Operations, and Technical Services. Divisions are coordinated out of two facilities: the Headquarters, located at 22 E. Weber Avenue, and Operations, located at 22 E. Market Street (City of Stockton, 2020).

The SPD management team consists of the Chief of Police, who oversees Professional Standards, Fiscal Affairs and Planning, and Public Information Sections, an Assistant Chief of Police (currently vacant), and two Deputy Chiefs of Police, each overseeing a bureau, and five Police Captains, each overseeing a division (City of Stockton, 2020).

SPD has both traditional and specialized transportation equipment that it uses to conduct patrols, respond to emergencies, and provide programs. The transportation types include bicycles (16 units), marked vehicles (217 units), unmarked vehicles (208 units), motorcycles (27 units), animal control (8 units), and miscellaneous (9 units) (City of Stockton, 2020).

The City of Stockton General Plan includes policies and actions to ensure that SPD continues to provide adequate facilities and staffing levels. Below is a list of relevant policies and actions:

- Carefully plan for future development and proactively mitigate potential impacts (Policy LU-6.1).
- Maintain adequate staffing levels to support achieving the City's service level goals for police and fire protection (Action LU-6.1.G).
- Ensure that all neighborhoods have access to well-maintained public facilities and utilities that meet community service needs (Policy LU-6.3).
- Require development to mitigate any impacts to existing sewer, water, stormwater, street, fire station, park, or library infrastructure that would reduce service levels (Action LU-6.3.A).

The Fiscal Year 2024-2025 budget for SPD is \$16,453,310. The need for additional personnel in the future will be addressed by the Chief of Police, the City Manager, and the City Council as response times are reassessed annually and as budget allows. The budget for SPD is expected to increase, as development of the City of Stockton continues. Development of the area to be added to the 10-year planning horizon as part of the annexation to the SOI would provide additional revenues to SPD.

SPD has sufficient resources to serve the annexation area. Staffing levels at the SPD are adjusted based on Police Department response times and new hiring is expected to occur as the population of Stockton grows. Additional revenue would be provided directly to SPD, through the payment of development fees, by the applicants of the LeBaron Ranch Project. Furthermore, the proposed developments would be more easily accessible by improved road infrastructure that would be

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developed in the future. This extension of services would occur concurrently with the development of the annexation area.

The developer's contribution to police services as part of the Annexation Plan has been estimated based on an approximate total development impact fee of \$719,247. This development impact fee is allocated proportionately at a rate of \$591 per residential unit<sup>5</sup>.

**Fire Services**

The Stockton Fire Department (SFD) is responsible for the primary provision of fire services and emergency medical response for the City and its residents, including the surrounding unincorporated areas. SFD provides service to a 91-square-mile area, serving a population of approximately 336,000 people within the City and the County's Boggs Tract, Lincoln, Eastside, and Tuxedo-Country Club Fire Protection Districts. SFD is comprised of 187 sworn fire personnel and 46 civilian personnel (City of Stockton, 2023).

SFD consists of six operational divisions: Administration, Operations, Fire Prevention, Training, Communications/Dispatch, and Emergency Medical Services. SFD is led by a Fire Chief, who reports to the City Manager's Office (City of Stockton, 2022A). Each division is managed by a Deputy Chief or Division Chief (City of Stockton, 2022B).

SFD has 13 fire stations located throughout the City, with daily staffing levels of three-person fire engine companies, three four-person truck companies, two battalion chiefs and one chief's operator (City of Stockton, 2023). In addition, SFD has access to 7,000 hydrants in key locations providing adequate water for the surrounding areas (City of Stockton, 2020). Each fire station has one fire engine, and the truck companies are located at SFD Stations 2, 3, and 4. The Training Division and Communications Division are located at Station 2, the central fire station. The Hazardous Material Team is staffed by Station 3, and Urban Search and Rescue Team is staffed by Station 2 (City of Stockton, 2022B). The annexation area is expected to be served primarily by Station 13, which is located approximately 13 miles east of the annexation area. It is noted that fire service is currently provided by the Lincoln Rural County Fire Protection District. The proposed Project includes a detachment from that Lincoln Rural County Fire Protection District during the annexation process.

The City of Stockton provides contractual fire services to the County's Boggs, Tract Eastside, Lincoln, and Tuxedo-Country Club Fire Protection Districts. These districts cover unincorporated areas in Stockton's SOI, and Boggs tract and Country Club are entirely within Stockton's SOI. These districts pay for services based on the proportion of the cost for fire services, as calculated by the ratio of assessed property value in the districts to the total assessed property value in the City (City of Stockton, 2020). In addition, SFD also provides emergency response services within the City limits and to the four adjoining County fire districts (Boggs, Tract, Tuxedo-Country Club, Eastside, and Lincoln Fire Protections Districts). In 2022, SFD received 168,000 calls for services and responded to 44,665 emergency incidents, including 17,935 EMS emergencies and 4,658 fire incidents (City of Stockton, 2023). The Project site is located within the Lincoln Rural County Fire Protection District,

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<sup>5</sup> NorthStar Engineering Group, Inc. LeBaron Ranch Cost Estimates, Prepared December 20<sup>th</sup>, 2024.

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which provides fire service to several unincorporated islands within the City, to the area north of Eight Mile Road. The total service area of the District is approximately 8,083 acres (San Joaquin County LAFCO, 2023).

The SFD has 13 fire stations located throughout the City with daily staffing levels of three-person fire engine companies, three four-person truck companies, two battalion chiefs and one chief's operator (City of Stockton, 2023). In addition, the SFD has access to 7,000 hydrants located in key places to provide adequate water for the surrounding development (City of Stockton, 2020). Each fire station has one fire engine and the truck companies are located at Stations 2, 3, and 4. Training Division and Communications Division are located at Station 2, the central fire station. Hazardous Material Team is staffed by Station 3, and Urban Search and Rescue Team is staffed by Station 2 (City of Stockton, 2022B). The annexation area is expected to be served primarily by Station 13, which is located approximately 13 miles east of the annexation area. It is noted that fire service is currently provided by the Lincoln Rural Fire District. The proposed Project includes a detachment from that district during the annexation process.

The Insurance Services Office (ISO) Public Protection Classification Program currently rates the Fire Department as 2 on a scale of 1 to 10, with 1 being the highest possible protection rating and 10 being the lowest. The ISO rating measures individual fire protection agencies against a Fire Suppression Rating Schedule, which includes such criteria as facilities and support for handling and dispatching fire alarms, first-alarm response and initial attack, and adequacy of local water supply for fire-suppression purposes. As of 2019, the Stockton's Fire Department ISO rating is a level 2 (City of Stockton, 2020).

The City of Stockton General Plan includes policies and actions to ensure that the SFD continues to provide adequate facilities and staffing levels. Below is a list of relevant policies and actions:

- Carefully plan for future development and proactively mitigate potential impacts (Policy LU-6.1).
- Monitor the rate of growth to ensure that it does not overburden the City's infrastructure and services and does not exceed the amounts analyzed in the General Plan EIR (Action LU-6.1.B).
- Maintain adequate staffing levels to support achieving the City's service level goals for police and fire protection (Action LU-6.1.G).
- Ensure that all neighborhoods have access to well-maintained public facilities and utilities that meet community service needs (Policy LU-6.3).
- Require development to mitigate any impacts to existing sewer, water, stormwater, street, fire station, park, or library infrastructure that would reduce service levels (Action LU-6.3.A).

The average response time for all types of calls between the years 2015 and 2016 (the most recent data available), was five (5) minutes and 47 seconds.

The FY 2024-2025 budget for the SFD is \$24,126,011. The need for additional firefighters in the future will be addressed as warranted. Development of the annexation area would provide

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additional revenues to the SFD, which would help to ensure that adequate fire service is extended to the annexation area.

The developer's contribution to fire services as part of the Annexation Plan has been estimated based on an approximate total development impact fee of \$950,477. This development impact fee is allocated proportionately at a rate of \$781 per residential unit<sup>6</sup>.

**School Services**

The annexation area is located within the boundaries of the Lodi Unified School District (LUSD). The developer will be required to pay the school fees to the applicable school district to mitigate any impacts.

The LUSD enrolled 26,966 K-12 non-charter students for the 2022-2023 school year. The LUSD operates 48 school sites, including 33 elementary schools, six middle schools, four comprehensive high schools, and two continuation schools. The district boundary encompasses 350 square miles and spans the City of Lodi, the community of north Stockton, and the communities of Acampo, Clements, Lockeford, Victor, and Woodbridge. With the payment of school fees to the applicable school districts, timely extension of school services to the annexation area is expected. The developer's contribution to the school services as part of the Annexation Plan has been estimated based on an approximate total development impact fee of \$12,267,360. This development impact fee is allocated proportionately at a rate of \$10,080 per residential unit<sup>7</sup>.

**Parks and Recreation**

Under the park standards outlined in the City's General Plan, the City aims to provide 2 acres of neighborhood parkland, 3 acres of community parkland, and 3 acres of regional parkland per 1,000 residents. With the existing population of 319,731 residents, the City is currently deficient in meeting its park service standards in all categories. Based on the City's adopted standard of 2 acres of neighborhood park per 1,000 residents, the increase in population due to implementation of the Project would require approximately 8.83 acres of additional neighborhood parks. The Project would provide approximately 12 acres of neighborhood parkland, to serve the additional residents. It should be noted that Project would be required to fund its fair share for required parkland but would not make up for existing system deficiencies. The Project would be subject to Municipal Code, Section 16.72.060(C), Park Land Dedications and Fees, which required for the dedication of land and/or the payment of fees to the City for park and recreational purposes and/or the construction of park and recreational facilities. The developer's contribution to the Parks and Recreation fee as part of the Annexation Plan has been estimated based on an approximate total development impact

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<sup>6</sup> NorthStar Engineering Group, Inc. LeBaron Ranch Cost Estimates, Prepared December 20<sup>th</sup>, 2024.

<sup>7</sup> NorthStar Engineering Group, Inc. LeBaron Ranch Cost Estimates, Prepared December 20<sup>th</sup>, 2024.

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fee of \$3,405,166. This development impact fee is allocated proportionately at a rate of \$2,798 per residential unit<sup>8</sup>.

### Other Government Facilities

The Project would be subject to Stockton Municipal Code Section 16.72.260, Public Facilities Fee (PFF), which requires payment of a PFF fee on issuance of building permits for development in the City to pay for municipally owned facilities, including but not limited to City office space, libraries, and community recreation centers. Payment of the fee is required to implement the goals and objectives of the General Plan and to mitigate the impacts caused by future development in the City. The payment of fees has been identified to finance public facilities and/or compensation measures, and to pay for each development's fair share of the construction costs of these improvements, and/or the costs of the compensation measures.

In total, the developer's contribution to developmental impact fees as part of the Annexation Plan has been estimated based on an approximate total development impact fee of \$87,045,194. This development impact fee is allocated proportionately at a rate of \$71,524 per residential unit<sup>9</sup>.

### Findings

Overall, existing public services, with improvements proposed as a part of the Project, would be adequate to serve the Project and its future residents. The Project would require the extension of services provided by the City, including public safety and utility services. The level and range of these public services is described in this document and in additional detail in the LeBaron Ranch Project Draft Environmental Impact Report. The design, engineering, and construction of these services and infrastructure improvements will be financed by the developer subject to approval by the City of Stockton.

## 4. TIMELY AVAILABILITY OF WATER SUPPLIES

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The Development Area of the Project will include 421 low density residential dwelling units, 796 medium density residential dwelling units, and 194 high density residential dwelling units, for a total of 1,411 residential dwelling units. Approximately 12.2 acres of parklands will also be included as part of the Project.

There is a second Project scenario where a portion of the Development Area that is currently scoped for 79 of the proposed medium density residential dwelling units would instead be used for a new K-8 school to be developed by LUSD. This would result in 717 medium density residential dwelling units, for a reduction in total units to 1,332 residential dwelling units. This scenario is dependent on whether LUSD decides they would like to build a school in that area. However, for the purposes of this analysis, the 79 medium density residential units are assumed to be built instead of the school,

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<sup>8</sup> NorthStar Engineering Group, Inc. LeBaron Ranch Cost Estimates, Prepared December 20<sup>th</sup>, 2024.

<sup>9</sup> NorthStar Engineering Group, Inc. LeBaron Ranch Cost Estimates, Prepared December 20<sup>th</sup>, 2024.

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thereby representing a more conservative analysis, including greater assumptions for Project water demand, thus representing the worst-case scenario.

To determine the projected water demand for the Project, the updated water use factors from the City's 2021 Water Master Plan Update were used. These water use factors are based on recent water consumption trends within the COSMUD service area. The total projected water demand for the Project is 424 AFY, as shown in Table 4. The Proposed Project's water supplies are anticipated to be provided by the COSMUD North Stockton water system.

**TABLE 4: TOTAL PROJECTED WATER DEMAND**

LAND USE TYPE	DWELLING UNITS (DU)	GROSS AREA, ACRES	WATER USE FACTOR <sup>(A)</sup>	NON-REVENUE WATER <sup>(B)</sup>	PROJECTED WATER DEMAND <sup>(C)</sup> , AFY
Low Density Residential	421	-	242 gdp/DU 0.27 AFY/DU	8%	124
Medium Density Residential	796	-	242 gdp/DU 0.27 AFY/DU	8%	235
High Density Residential	194	-	175 gdp/DU 0.20 AFY/DU	8%	41
Parks	-	12.2	1.85 AFY/acre	8%	25
TOTALS	1,411	12.2	-	-	242

(A) WATER USE FACTORS ARE FROM THE CITY OF STOCKTON 2021 WATER MASTER PLAN UPDATE.

(B) NON-REVENUE WATER IS 8 PERCENT OF THE TOTAL WATER DEMAND, WITH THE TOTAL WATER DEMAND INCLUDING THE NON-REVENUE WATER ITSELF. THIS ASSUMPTION IS BASED ON THE CITY OF STOCKTON 2021 WATER MASTER PLAN UPDATE.

(C) THE PROJECTED WATER DEMAND WAS DETERMINED BY MULTIPLYING THE DWELLING UNITS OR GROSS ACRES BY THE WATER USE FACTOR FOR EACH LAND USE TYPE AND THEN ADDING 8 PERCENT OF THE NON-REVENUE WATER.

SOURCE: LeBARON RANCH PROJECT WATER SUPPLY ASSESSMENT (2023).

The most recent COSMUD UWMP (2020 UWMP) was adopted by City Council in June 2021. The 2020 UWMP included water demand projections for current water demands within the COSMUD water service area (baseline demand) and anticipated water demands associated with future development projects and planning areas within the COSMUD water service area through 2045, including projected water demand for the Project.

As shown in Table 4, projected future water demands presented in the 2020 UWMP used land-use based water demand projections developed for the City's 2021 Water Master Plan Update. Water demand projections were based on the anticipated growth within the COSMUD water service area as defined by Envision Stockton 2040 General Plan; the Annexation Project, which is consistent with the 2040 General Plan, is included in these projections. Projected water demands for 2045 are assumed to be the same as projected water demands in 2040, since the implementation of future planned developments beyond 2040 is not defined in the Envision Stockton 2040 General Plan.

The Project is anticipated to be served from the COSMUD's existing and future portfolio of water supplies. The water supply for the Project would have the same water supply reliability and water quality as the water supply available to existing and future COSMUD water customers. The Project Applicant would provide their proportionate share of required funding to COSMUD for the acquisition and delivery of treated potable water supplies to the Project site.

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Table 3 summarizes the projected availability of COSMUD's existing and planned future potable water supplies compared with projected water demands in normal, single dry and multiple dry years through buildout. As stated above, the Project's water demands were included in future water demand projections presented in the 2020 UWMP and in Table 3. As can be seen on Table 3, there is no projected supply deficit under the projected hydrologic conditions through 2040.

As identified above, the Annexation Project would not result in insufficient water supply availability to serve the Project from existing entitlements and resources.

### 5. FAIR SHARE HOUSING NEEDS

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The extent to which the proposal would affect the City in achieving its respective fair share of regional housing needs, as determined by the SJCOG consistent with Article 10.6 (commencing with Section 65580) of Chapter 3, Division 1 of Title 7 is provided below.

The annexation area is currently under San Joaquin County jurisdiction and is not subject to the City of Stockton's Housing Element. The San Joaquin County General Plan currently designates the annexation area for Low Density (R/L), High Density (R/H), and Office Commercial (C/O). The annexation area is within the City's SOI (10-year planning horizon) and is planned in the City of Stockton General Plan for Low Density Residential (maximum density is 6.1 dwelling units per acre [du/ac] based on gross acreage and 8.7 units per acre based on net acreage), Medium Density Residential (6.2 to 13.1 units per gross acre based on gross acreage or 8.8 to 17.4 units per acre based on net acreage), High Density Residential (13.2 to 24 units per acre based on net acreage or 17.5 to 30 units per acre based on net acreage), Institutional, and Parks and Recreation. Additionally, the San Joaquin County Zoning Ordinance currently designates the annexation area for AU-20 (Agriculture-Urban Reserve, 20 Acres).

The Project would develop approximately 1,411 units at full build out (assuming that the school site is developed with single-family residential units). The Annexation Project will provide a variety of housing types and lot sizes. The Development Area would have 1,217 single-family residential units with lot sizes that would range from 3,375 to 6,000 square feet. Additionally, the Development Area would include 194 high density residential units on 9.5 acres to the west of the proposed single-family residential area, for a total residential unit count of 1,411 units. It is expected that the units built as part of the LeBaron Ranch Project will be developed at market rate and would therefore be included within the above moderate and/or moderate income categories (as defined by RHNA).

Table 5 shows the City's remaining RHNA allocation based on income category and the need which has already been satisfied during the Housing Element period (i.e., January 1, 2023, to December 31, 2031) by already built and approved units. To ensure that the City has sufficient capacity to accommodate the RHNA allocation throughout the planning period, HCD recommends in its "Housing Element Site Inventory Guidebook" (Government Code Section 65583.2) that the City create a buffer in the sites inventory of 15 to 30 percent more capacity than required, especially for capacity to accommodate the lower-income RHNA allocation. As shown in Table 5, the City has taken this approach and assumed a 30 percent buffer across all income categories.

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**TABLE 5 – UNIT NEEDS BASED ON BUILT AND APPROVED UNITS (JAN. 1, 2023 – DEC. 31, 2031)**

<i>INCOME CATEGORY</i>	<i>RHNA</i>	<i>RHNA WITH 30% CUSHION</i>	<i>PIPELINE PROJECTS</i>	<i>VACANT SITES</i>	<i>TOTAL CAPACITY</i>	<i>SURPLUS UNITS</i>	<i>SURPLUS OF RHNA WITH 30% CUSHION</i>
Extremely Low	1,232	1,602	131	1,543	1,674	442	72
Very Low	1,233	1,603	186	1,544	1,730	497	127
Low	1,548	2,012	77	1,544	1,729	181	(283)
Moderate	2,572	3,344	353	3,112	3,519	947	175
Above Moderate	6,088	7,914	13,641	124	13,783	7,695	5,869
<b>Total</b>	<b>12,673</b>	<b>16,475</b>	<b>14,388</b>	<b>7,867</b>	<b>22,435</b>	<b>9,762</b>	<b>5,960</b>

SOURCE: CITY OF STOCKTON, 2023.

As shown in Table 5, the City has a surplus of sites available to meet its 2023-2031 RHNA allocation by income category. The current Stockton Housing Element, adopted by the City Council and reviewed and approved by HCD, has identified residential land inventory within the Land Use Element of the General Plan to meet the RHNA allocation for the current period.

